

**GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM
KING COUNTY, WASHINGTON**

AGENDA TITLE: CPP Amendments Related to the King County Comprehensive Plan Update

PRESENTED BY: Paul Reitenbach

EXECUTIVE SUMMARY

The 2008 update of the King County Comprehensive Plan includes proposals that would require amending maps that have been adopted as part of the Countywide Planning Policies. These proposals affect the Potential Annexation Area (PAA) map, The Urban Growth Area (UGA) designation on the land use map, and the Urban Separator map. All proposals to add or remove land from the UGA include a corresponding amendment to the PAA map so no new unclaimed unincorporated urban areas are created.

APPLICABLE COUNTYWIDE PLANNING POLICIES:

LU-31 In collaboration with adjacent counties and cities and King County, and in consultation with residential groups in affected areas, each city shall designate a potential annexation area. Each potential annexation area shall be specific to each city. Potential annexation areas shall not overlap. Within the potential annexation area the city shall adopt criteria for annexation, including conformance with Countywide Planning Policies, and a schedule for providing urban services and facilities within the potential annexation area. This process shall ensure that unincorporated urban islands of King County are not created between cities and strive to eliminate existing islands between cities.

LU-26 The lands within Urban Growth Areas shall be characterized by urban development. The Urban Growth Area shall accommodate the 20-year projection of household and employment growth with a full range of phased urban governmental services. The Countywide Planning Policies shall establish the Urban Growth Area based on the following criteria:

- a. Include all lands within existing cities, including cities in the Rural Area and their designated expansion areas;
- b. The Growth Management Planning Council recognizes that the Bear Creek Master Plan Developments (MPDs) are subject to an ongoing review process under the adopted Bear Creek Community Plan and recognizes these properties as urban under these Countywide Planning Policies. If the applications necessary to implement the MPDs are denied by King County or not pursued by the applicant(s), then the property subject to the MPD shall be redesignated rural pursuant to the Bear Creek Community Plan. Nothing in these Planning

Policies shall limit the continued review and implementation through existing applications, capital improvements appropriations or other approvals of these two MPDs as new communities under the Growth Management Act;

- c. Not include rural land or unincorporated agricultural, or forestry lands designated through the Countywide Planning Policies plan process;
- d. Include only areas already characterized by urban development which can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years;
- e. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
- f. Respect topographical features which form a natural edge such as rivers and ridge lines; and
- g. Include only areas which are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts unless such areas are designated as an urban separator by interlocal agreement between jurisdictions.

LU-27 Urban separators are low-density areas or areas of little development within the Urban Growth Area. Urban separators shall be defined as permanent low-density lands which protect adjacent resource lands, Rural Areas, and environmentally sensitive areas and create open space corridors within and between Urban Areas which provide environmental, visual, recreational and wildlife benefits. Designated urban separators shall not be redesignated in the future (in the 20-year planning cycle) to other urban uses or higher densities. The maintenance of these urban separators is a regional as well as a local concern. Therefore, no modifications should be made to the development regulations governing these areas without King County review and concurrence.

LU-37 All jurisdictions shall cooperate in developing comprehensive plans which are consistent with those of adjacent jurisdictions and with the Countywide Planning Policies.

PROPOSED UGE CHANGES THAT RAISE POLICY ISSUES

A. Maple Valley Summit Pit - A proposal to include 156 acres of Rural land owned by King County and completely surrounded by the City of Maple Valley within the UGA. The Executive has proposed development of this property that would utilize Transfer of Development Rights. Maple Valley has expressed serious concerns about potential impacts of land development that would result, and the need for joint planning to address these concerns prior to the vesting of any new development on the Summit Pit property.

STAFF RECOMMENDATION: Approve this proposal and add it to Motion 08-7 as attachment 1. The Summit Pit property is an island of Rural land completely surrounded by Urban land within the City of Maple Valley. Redesignation of this land as Urban is consistent with the CPPs and is a step towards annexation with the city as provider of urban services. However, staff also recommends the issues raised by implementation of this land use amendment need to be resolved by a joint planning effort and interlocal agreement prior to development of this property.

B. Black Diamond Reserve at Covington Creek. This is a proposal to add about 40 acres of Rural land to the UGA for the purpose of residential development subject to Transfer of Development Rights. To avoid creation of a Rural island, an adjacent 11 acre playground is also proposed to be added to the UGA, bringing the total area to be added to the UGA to 51 acres.

STAFF RECOMMENDATION: Approve this proposal and add it to Motion 08- 7 as attachment 2. The attached letter from Black Diamond indicates the City is in support of the proposed UGA change, subject to conditions, and the related addition of land to their potential annexation area.

FINAL STAFF RECOMMENDATION: Approve Motion 08-7 as amended.